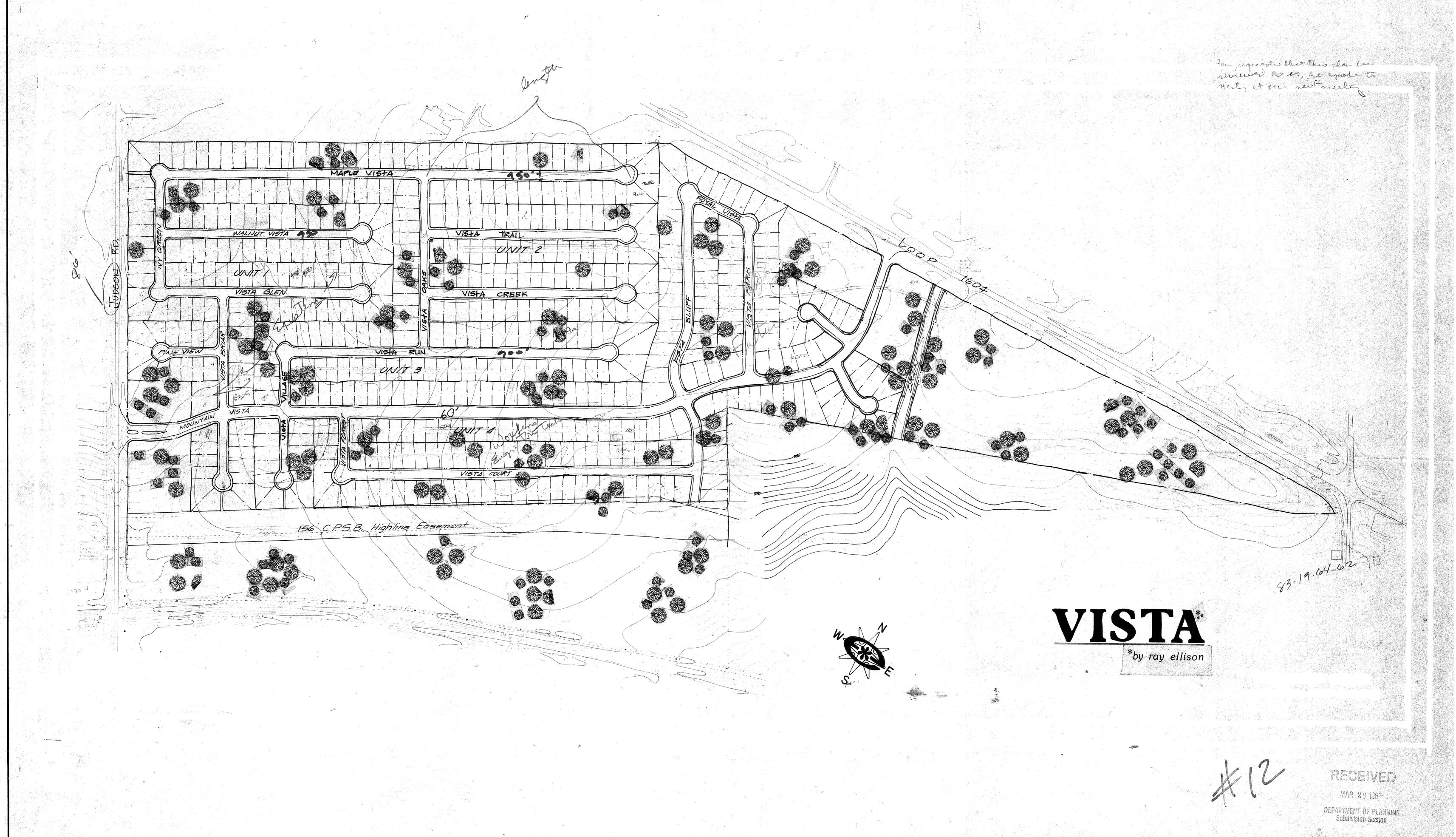




Staffreviewel revisions 2-1483



571 - Total Lots 199.95 Acres SCALE = /"= 200 DATE = 3-31-80 REVISION =





571 - Total Lots 19995 Acres

SCALE = /"= 200 DATE = 3-31-80 REVISION =

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Applicant	Ellison Industries Mr. Herb Quiroga		rebluary 14, 1904
Address:	4800 Fredericksburg Road		
	San Antonio, Texas 78201		
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Please note that these are staff anaments at that Photograms This action does not establish my commitme . for the provider services of any type now or in the future to the City of the Americ. Additional this action opes not confer any noted right to plat when the confer the services Regulations. Any platting will two to confer with the deblication begans in factor at the time of platting.

(X) Comments: Staff has reviewed the amendment to the POADP, and no objection

April 11, 1983.) regarding cul-de-sacs and Major Thoroughfare Plan.

is imposed. Note, prior written comments still apply (See letter dated

CHAIL PROBLEM



CITY OF SAN ANTONIO

SAN ANTONIO TEXAS 78285

April 11, 1983

Ellison Industries Attn: Mr. Herb Quiroga 4800 Fredericksburg Road San Antonio, Texas 78201

Dear Mr. Quiroga:

Reference is made to the Vista P.O.A.D.P. (File #83-19-64-62) submitted for staff review. A joint review of this plan has been exercised by Planning and Traffic Engineering staff. Specifically, the analysis concentrated on areas for which plats have not been approved or recorded.

It has been concluded that the plan is in general compliance with Chapter 36 of the City Code. However, some cul-de-sac streets are in excess of 500' as referenced in Sec. 36-10(H) of the City Code. To address these situations, it is recommended that the cul-de-sac lengths be reduced to 500' or as an alternative, that street connections be made between parelling cul-de-sacs to break the excessive lengths. The latter alternative would result in a "U" shape design. If you elect to retain said cul-de-sacs as designed, it will be necessary for you upon application of a Letter of Certification from the Department of Public Works to address in writing the facts which warrant the proposed design. As you know, the Commission will accept or reject a plan with longer cul-de-sacs based on its merits after considering density, landuse, safety and convenience. In addition, it is noted that Judson Road is classified as a secondary arterial type "A" street (86' R.O.W.) on the Major Thoroughfare Plan. Any platting contiguous to said thoroughfare will require dedication for street widening in accordance with said thoroughfare plan.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

TAN EDUAL OPROBLEMENT EMPLOYER

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

Reland A. Lozano

Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering Division, Public Works Dept.



SZZ

ALAY AC ODES

SAN ANTONIO, TEXAS 7828

April 11, 1983

Ellison Industries
Attn: Mr. Herb Quiroga
4800 Fredericksburg Road
San Antonio, Texas 78201

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Roland A. Lozano Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering Division, Public Works Dept.

Ellison Inclustris att. m. Herb awage 4500 Fredericksburg Rd Jan antonis Tex 78201 Date. Dear Mr. Quiroga Reference is made to the N.O. a. D. P. A submitted for staff review. A joint ierone of the plan has been consulted by Planmy & Maffir ange staff. Specifically the analysis was concentrated an areas you which plats have not been app, or recorded. Staff review concluded these Ite plan is in general complian wilt clapter 34 of the City Code, However, some wel de sac trus are in excess of 500' as referen in fee 36-10-(H) of the england. To address these ortunated it is recommended that the cul de sacs leneftes he reduced to the 500; or us an allernation, that a connectionale made between purelley and de sacs To berech the excessive lengles; The latter Menative would result in a "i shape design. If you deed to reter sand cul de sans as designed, it will be necessary for you upon for the pept of P.W. which warrent the proposed design. as you know, the

Commission were accept or reject a plan with longer cut he saws bused on its ments after considering donsity, land us, safety and convenience. In addition it is motered that quedson Mid. is classified as a secondary believed togger in street (86' Row.) on the month?

Any plattery contigues to sand thoroughfure and regum ded for strut widery on the ma Plan wet said thorough for Plan.

> Flease note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

Roland A. Lozano

Director,

Department of Planning

CC: Gene Dawson, Pape-Dawson Englieers

RAL/FMC:bis Attachment

TRI-TECH ENGINEER G, INC.

5400 Callaghan Road SAN ANTONIO, TEXAS 78228

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ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 @ P.O. BOX 5250 BEACON HILL STA. @ SAN ANTONIO, TEXAS 78201 348-1111

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April 11, 1988

Mr. Roy Ramos City of San Antonio Planning Dept. P. O. Box 9066 San Antonio, Texas 78285

Dear Mr. Ramos:

In response to our telephone conversation and your request, the active subdivisions, with accepted and completed P.O.A.O.P.'s are as follows:

File # 86-09-61-48 Braun Road 31 Bandera & Guilbeau 85-11-64-42 Classen Road 83-18-63-68 Greenway 85-19-53-68 Heritage N. W. 83-10-58-22 4 Heritage Park 83-09-57-82 Miller's Point (Camelot) 83-21-61-02 ,9 Parkwood-HUNTER'S CHASE 85-11-62-02 3 2 Seven Oaks (Eden) 83-63-20 3 10-Sky Harbour 83-12-54-24 83-20-59-02 52 Sunrise Tangelwood (Babcock Place) 86-12-62-46 35 Timber Ridge 86-11-59-04 :3 Ventura 86-21-60-26 0 Ventura S. of 78 85-21-59-26 3 Village West 275 15 83-19-64-62 Vista 2

We request that the above subdivisions be kept in your active files. An update will be submitted if, in the future, there is a revision in the development of a subdivision.

Thank you for your cooperation, I remain,

Respectfully,

RAY ELLISON INDUSTRIES, INC.

SCAR V. DOMINGUEZ

LAND PLANNER

OD/yk